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But although opposed to the Torrens laws at present on our statute books, he is not blind to the many imperfections of the recording system, and his criticism of it seems sound as well as searching. (pp. 157-162.) The conclusion of the book is a forcible summary of the brief against Torrens and his ways. He quotes with approval a portion of the opinion in the Guilbert case, (1868) 56 Ohio St. 575, which declared the Ohio act unconstitutional, and it is perhaps the best single statement of the writer's attitude: "However the general system proposed by this act may have operated where no system of registration previously existed and the conserving influences of constitutions are not enjoyed, it seems, in its prominent features, to be inapplicable where constitutional provisions, paramount to legislative enactments, protect vested rights and restrict the state to the exercise of functions which are governmental in their nature."

As regards the literary execution of the book, it should be said that the historical sketches of the land systems of transfer are rather slight. The Treatise on Enrolling and Registering attributed to Hale was published, not written, in 1694, as the Lord Chief Justice died in 1676 (p. 2). The style is simple and straightforward but is at times scarcely becoming the dignity of the subject, as on pages 123 note, 141 note, 153 note 9. But these are slight blemishes.

The description of the Victoria Act of 1890, taken as a model of Australian legislation is clear (pp. 11-14), and the Illinois Act, printed in the appendix (pp. 165-194), enables the reader not only to understand the system but also serves as a means of comparison; for the variations of the other acts are noted in appropriate portions of the text.

The index is serviceable and the book as a whole is a welcome and timely contribution to the literature of the subject, notwithstanding the author's unfriendly attitude.

#### REVIEWS TO FOLLOW :

THE LAW OF REAL PROPERTY AND OTHER INTERESTS IN LAND. Two vols. Herbert Thorndyke Tiffany. St. Paul : Keefe-Davidson Co. 1903. pp. xxxiii, 1589.

MARSHALL'S CONSTITUTIONAL DECISIONS AND WRITINGS. George M. Clay and John M. Dillon under the direction of Hon. John F. Dillon. Chicago : Callaghan & Co. 1903.

A TREATISE ON DAMAGES COVERING THE ENTIRE LAW OF DAMAGES. Three vols. Joseph A. Joyce and Howard C. Joyce. New York : The Banks Law Publishing Co. 1903.

COOLEY'S CONSTITUTIONAL LIMITATIONS. Seventh edit. by Victor H. Lane. Boston : Little, Brown & Co. 1903. pp. cxxiii, 1036.

THE LAW OF CONTRACTS. Theophilus Parsons. Three vols. Ninth edit. edited by John M. Gould. Boston : Little, Brown & Co. 1904. pp. vol. I. ccvii, 646 ; vol. II. xx, 974 ; vol. III. ix, 749.

THE LIEN LAW OF THE STATE OF NEW YORK. William J. Snyder. New York : Baker, Voorhis & Co. 1903. pp. xxxi, 402.